

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

**FROM:** Jennifer Walker, Associate Planner

**VIA:** Carlos de Melo, Community Development Director

**SUBJECT:** August 15, 2006 Planning Commission Meeting – Agenda Item 5B  
2609 Coronet Boulevard - Revised Final Landscape/Irrigation Plan  
Appl. No. 2005-0053

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**Summary**

Attached please find the revised final Landscape/Irrigation Plan for the proposed construction of a 2,114 square-foot addition for the single family dwelling at 2609 Coronet Boulevard. The Planning Commission granted Single-Family Design Review approval for the project at the January 17, 2006 meeting subject to the following conditions:

Conditions of Project Approval, Planning Division

- I. A. 7. Prior to building permit issuance, the applicant shall submit a revised landscaping and retaining wall plan for Planning Commission review that includes the following modifications:*
- a. A new tree shall be located within the sloped front yard area, northerly of the proposed driveway.*
  - b. The proposed gravel parking area located beyond the front property line, within the public right-of-way, shall be removed along with the 3-foot tall retaining wall that is proposed along the front property line. The front yard slope shall be extended to the curb and additional landscaping shall be installed.*
- I.A.8. The proposed retaining walls in the front yard area that are visible from the public right-of-way shall have a rough stucco finish to match the house with a cap treatment for the top of the wall in concrete, stone, or brick. Alternative finishes for the wall, such as natural stone, keystone, or a cribblock design, may be used subject to the review and approval of the Community Development Director. All retaining walls shall comply with Municipal Code section 9-47.*

The Planning Commission reviewed a final landscape and irrigation plan at the August 1, 2006 meeting and directed the applicant to work with staff in making several revisions and clarifications. The applicant submitted a revised landscape plan on August 7, 2006.

## **Landscape Plan**

The revised final landscape and irrigation plan continues to comply with the above noted Single Family Design Review conditions of approval, as outlined in the previous staff memorandum dated August 1, 2006 (Attachment II).

The revised landscape and irrigation plan includes the following modifications:

- The applicant has replaced one of the three Bay Laurel trees located on the right side of the driveway with a 24-gallon Oak tree.
- The two Idaho Fescue lawn areas have been clearly defined at the front of the home and within the landscaped right-of-way area at the front of the property.
- The revised plan indicates that an on-grade flagstone walkway will be utilized to create a walkway connecting the front entry stairway to the street pavement.
- Twenty (20), one-gallon Wild Strawberry shrubs are proposed within the landscaped right-of-way area at the front of the property, generally oriented around the proposed lawn. The shrubs will discourage vehicular parking within this area.
- Fifteen (15) one-gallon Boston Ivy shrubs are proposed within the one-foot wide planter located between the stairway and the driveway retaining wall. Boston Ivy is a semi-evergreen species that grows quickly to create dense wall cover. A drip irrigation line will be utilized in this planter.
- The steps at the right side of the driveway leading up to the side yard have been revised such that there are now five (5) steps and six (6) risers. The elevation at the bottom of the steps is 103.53 feet and the elevation at the top of the steps (and top of the retaining wall) is 99.5 feet.
- The landscape plan now indicates that mulch material will be utilized as fill in between the proposed Sage groundcover plantings in the front yard area.

Overall staff supports the revised landscape and irrigation plan. However, the following recommendations are included as conditions of approval:

1. The single 24-gallon Bay Laurel tree in the front yard sloped area shall be replaced with a tree species that can better thrive as a stand alone tree with significant watering such as a Sycamore tree or Oak species.
2. Additional pop-up sprinklers shall be installed to provide adequate irrigation for the right-of-way landscaping at the front of the property.
3. Mulch shall be used to cover all exposed dirt areas in the front yard and public right-of-way.

## **Recommendation**

Staff recommends the Planning Commission approve the revised Landscape/Irrigation Plan and Retaining Wall plan as proposed.

## **Attachments**

- I. Resolution Approving Landscape/Irrigation Plan
- II. Planning Commission Memorandum dated August 1, 2006
- III. Revised Landscape/Irrigation Plan (dated stamped August 7, 2006)

RESOLUTION NO. 2006-\_\_\_\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
APPROVING A FINAL LANDSCAPE/IRRIGATION PLAN FOR 2609 CORONET BOULEVARD  
(APPL. NO. 2005-0053)

WHEREAS, Joseph Sabel, applicant, and Clifford Beckwith, property owner, request approval of a Final Landscape/Irrigation Plan in conjunction with the Single Family Design Review project to construct a 2,114 square-foot addition to an existing single-family residence for the property located at 2609 Coronet Boulevard, as required by Condition I.A.7 and I.A.8 of Planning Commission Resolution 2006-02; and,

WHEREAS public meetings were held on August 1, 2006 and August 15, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated August 15, 2006 and the facts contained therein as its own findings of facts;

WHEREAS, the Planning Commission finds that approval of the final landscape plan is subject to the additional Condition of Approval as follows:

- *The single 24-gallon Bay Laurel tree in the front yard sloped area shall be replaced with a tree species that can better thrive as a stand alone tree with significant watering such as a Sycamore tree or Oak species.*
- *Additional pop-up sprinklers shall be installed to provide adequate irrigation for the right-of-way landscaping at the front of the property.*
- *Mulch shall be used to cover all exposed dirt areas in the front yard and public right-of-way.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape/Irrigation Plan for the Single Family Design Review entitlements granted for 2609 Coronet Boulevard, as proposed.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on August 15, 2006 by the following vote:

AYES,  
COMMISSIONERS: \_\_\_\_\_  
NOES,  
COMMISSIONERS: \_\_\_\_\_  
ABSENT,  
COMMISSIONERS: \_\_\_\_\_  
ABSTAIN,  
COMMISSIONERS: \_\_\_\_\_  
RECUSED,  
COMMISSIONERS: \_\_\_\_\_

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Carlos de Melo  
Planning Commission Secretary

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

**FROM:** Jennifer Walker, Associate Planner

**VIA:** Carlos de Melo, Community Development Director

**SUBJECT:** August 1, 2006 Planning Commission Meeting – Agenda Item 5B  
2609 Coronet Boulevard - Review of the Final Landscape/Irrigation Plan  
Appl. No. 2005-0053

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**Summary**

Attached please find the final Landscape/Irrigation Plan for the proposed construction of a 2,114 square-foot addition for the single family dwelling at 2609 Coronet Boulevard. The Planning Commission granted Single-Family Design Review approval for the project at the January 17, 2006 meeting subject to the following conditions:

Conditions of Project Approval, Planning Division

- I. A. 7. Prior to building permit issuance, the applicant shall submit a revised landscaping and retaining wall plan for Planning Commission review that includes the following modifications:*
- c. A new tree shall be located within the sloped front yard area, northerly of the proposed driveway.*
  - d. The proposed gravel parking area located beyond the front property line, within the public right-of-way, shall be removed along with the 3-foot tall retaining wall that is proposed along the front property line. The front yard slope shall be extended to the curb and additional landscaping shall be installed.*
- I.A.8. The proposed retaining walls in the front yard area that are visible from the public right-of-way shall have a rough stucco finish to match the house with a cap treatment for the top of the wall in concrete, stone, or brick. Alternative finishes for the wall, such as natural stone, keystone, or a cribblock design, may be used subject to the review and approval of the Community Development Director. All retaining walls shall comply with Municipal Code section 9-47.*

**Landscape Plan**

The landscape plan submitted for final Planning Commission review is consistent with the Landscape plan approved by the Planning Commission on January 17, 2006. The landscape plan indicates removal of an existing 8-inch wide non-protected olive tree from the front yard area that would otherwise be in direct conflict with the proposed driveway. As mitigation for removal of the olive tree, the applicant proposes to install three 24-gallon Bay Laurel trees on the easterly side of the driveway. As was specifically requested by the Planning Commission in condition I.A.7 (a), an additional 24-gallon Bay Laurel Tree has been located within the sloped front yard area.

All front yard slopes will be covered with Sonoma sage and a turf lawn area is proposed at the top of the slope, adjacent to the residence. The applicant proposes to utilize white oleander and jasmine vines in the side yard areas, with a series of concrete pavers providing pedestrian access to the rear yard. Yellow bamboo clusters are proposed adjacent to a new stone rear yard patio. There is one existing 4-inch wide fruit tree in the rear yard that would be retained and the landscape plan indicates two large pine trees located beyond the rear property line whose canopies hang over into the subject property.

As required in condition I.A.7. (b), the gravel parking area located at the front of the property within the public right-of-way has been landscaped with Idaho Fescue groundcover (lawn). The plan indicates that other drought-resistant low plantings may be installed in this area, although none are specifically identified.

### **Retaining Wall Design**

The three-foot retaining wall proposed on the front property line has not been removed (as indicated on the project plans). The applicant has worked with both Public Works and Planning staff to determine the most appropriate slope design. Public Works staff determined that if the manufactured slope were continued to the curb, as requested by the Planning Commission, additional retaining walls would be required within the right-of-way for the driveway cut, thereby requiring the applicant to obtain a permanent encroachment permit. Past practice at the City Council level does not indicate support of retaining walls within the public right-of-way. Thus it appears that the original project design, proposing a three-foot tall retaining wall on the front property line, would be the most appropriate alternative.

To mitigate the presence of this retaining wall, the applicant proposes to plant one-gallon Boston Ivy at the top of the wall that will drape over and minimize the visual presence of the wall from the street and public right-of-way.

The Landscape plan indicates that all retaining walls in the front yard would have a rough stucco finish to match the house, painted pale green (Sage), and would include a stone cap treatment, consistent with Municipal Code section 9-47. Project Condition I.A.8. is satisfied.

Overall staff supports the proposed retaining wall design.

### **Irrigation Plan**

The applicant has provided irrigation details for the proposed landscape plan. Pop-up sprinklers are proposed for the lawn areas in the front, side, and rear yards, as well as for the sloped landscaping in the front yard. The applicant proposes to use a ¾" perforated drip line to irrigate clusters of five and fifteen-gallon shrubs adjacent to the home and along the side yards.

Overall, staff concurs with the proposed irrigation plan.

### **Recommendation**

Staff recommends the Planning Commission approve the Landscape/Irrigation Plan and Retaining Wall plan as proposed.

### **Attachments**

IV. Resolution Approving Landscape/Irrigation Plan

V. Revised Landscape/Irrigation Plan (dated stamped July 19, 2006)